

GREEN ACRES SUBDIVISION REPLAT A

City of El Paso — City Plan Commission — 5/17/2018

SUSU18-00035 — Resubdivision Combination



STAFF CONTACT: Rocio Alvarado, (915) 212-1612, alvaradorp@elpasotexas.gov

PROPERTY OWNER: Two Stars Joint Venture

REPRESENTATIVE: Conde, Inc

LOCATION: South of Artcraft & West of Doniphan, District 1

ACREAGE: 27.102

VESTED: No

PARK FEES REQUIRED: N/A

EXCEPTION/MODIFICATION REQUEST: Exception request to exceed the block perimeter

RELATED APPLICATIONS: N/A

PUBLIC INPUT: No opposition

STAFF RECOMMENDATION: Denial

SUMMARY OF REQUEST: The applicant proposes to resubdivide 27.102 acres of vacant land for 129 residential lots and one park/pond. Access to the subdivision is proposed from Artcraft Road. This development is being reviewed under the current subdivision code.

SUMMARY OF RECOMMENDATION: Planning staff recommends denial. The applicant is pending coordination with El Paso County Water Improvement District No. 1 (EPCWID).



DESCRIPTION OF ANY EXCEPTIONS, MODIFICATIONS, OR WAIVERS

The applicant is requesting the following exception to exceed the maximum block perimeter for Blocks 1 and 6 as per Section 19.15.080 (Street length):

- o Block perimeter for Block 1 exceeds the maximum requirement by approximately 308 feet.
- o Block perimeter for Block 6 exceeds the maximum requirement by approximately 816 feet.

Section 19.15.080 (Street length) states the following:

The maximum length of any block or street segment (including a looped street) shall be one thousand six hundred feet along arterial streets, except that where lots are designed under Section 19.15.060 F.4, blocks may not exceed eight hundred feet. Block faces shall not exceed one thousand feet along other streets and the full perimeter of a block shall not exceed two thousand four hundred feet except when Table 19.15-3 specifies otherwise or where topographic features or parcels of one-half acre or larger would justify an exception from this requirement. Cul-de-sac streets shall adhere to Table 19.15-1 or other requirements herein. Measurements shall be as measured along the centerline of the street from the centerline or center point of one intersection to the centerline or center point of the next intersection. For the purposes of measurement, either a full four-way intersection or a "T" three-way intersection shall be considered an intersection. Traffic calming may be provided by the developer or may be required in accordance with the adopted Neighborhood Management Policy and in accordance with the DSC by the city manager or designee.

RELATION OF PROPOSED APPLICATION TO THE CITY'S COMPREHENSIVE PLAN

CONSISTENCY WITH PLAN EL PASO: Subject property is designated G3, Post-War

GOAL 2.2:	
The City of El Paso should change its growth pattern away from homogeneous land uses and return to a pattern of compact well-connected mixed-use neighborhoods.	
GOAL 2.3:	
The City of El Paso wishes to create complete networks of multimodal streets with ample shaded sidewalks and frequent on-street parking.	
POLICY	DOES IT COMPLY?
2.2.4.a.: Each new neighborhood should have a primary civic space such as a square or green near its physical center.	Yes, the applicant is proposing a 2.706 park/pond.
2.3.2.a: New neighborhood streets should connect to the existing street network in all adjoining areas where practical.	Yes, the applicant is developing streets that connect to existing streets.

NEIGHBORHOOD CHARACTER: Subject property is zoned PR-1 (Planned Residential District I) and is currently vacant. Properties adjacent to the subject property are zoned PR-1 (Planned Residential District I) and P-I (Planned Industrial). Surrounding land uses are residential developments. The nearest school is Jose H Damian Elementary (0.84 miles). A park/pond is proposed within the subdivision. This property is not located within any Impact Fee Service Area

COMMENT FROM THE PUBLIC: No opposition received.

STAFF COMMENTS:

Planning staff recommends denial. The applicant is pending coordination with El Paso County Water Improvement District No. 1 (EPCWID).

PLAT EXPIRATION:

This application will expire on **May 17, 2021**, pursuant to Section 19.03.060 (Expiration). If the subdivision improvement plans and final plat have not been approved within the specified date, the preliminary plat application, unless extended in accordance with Chapter 19.41 (Expiration, extension and reinstatement), shall expire and the preliminary plat shall be null and void.

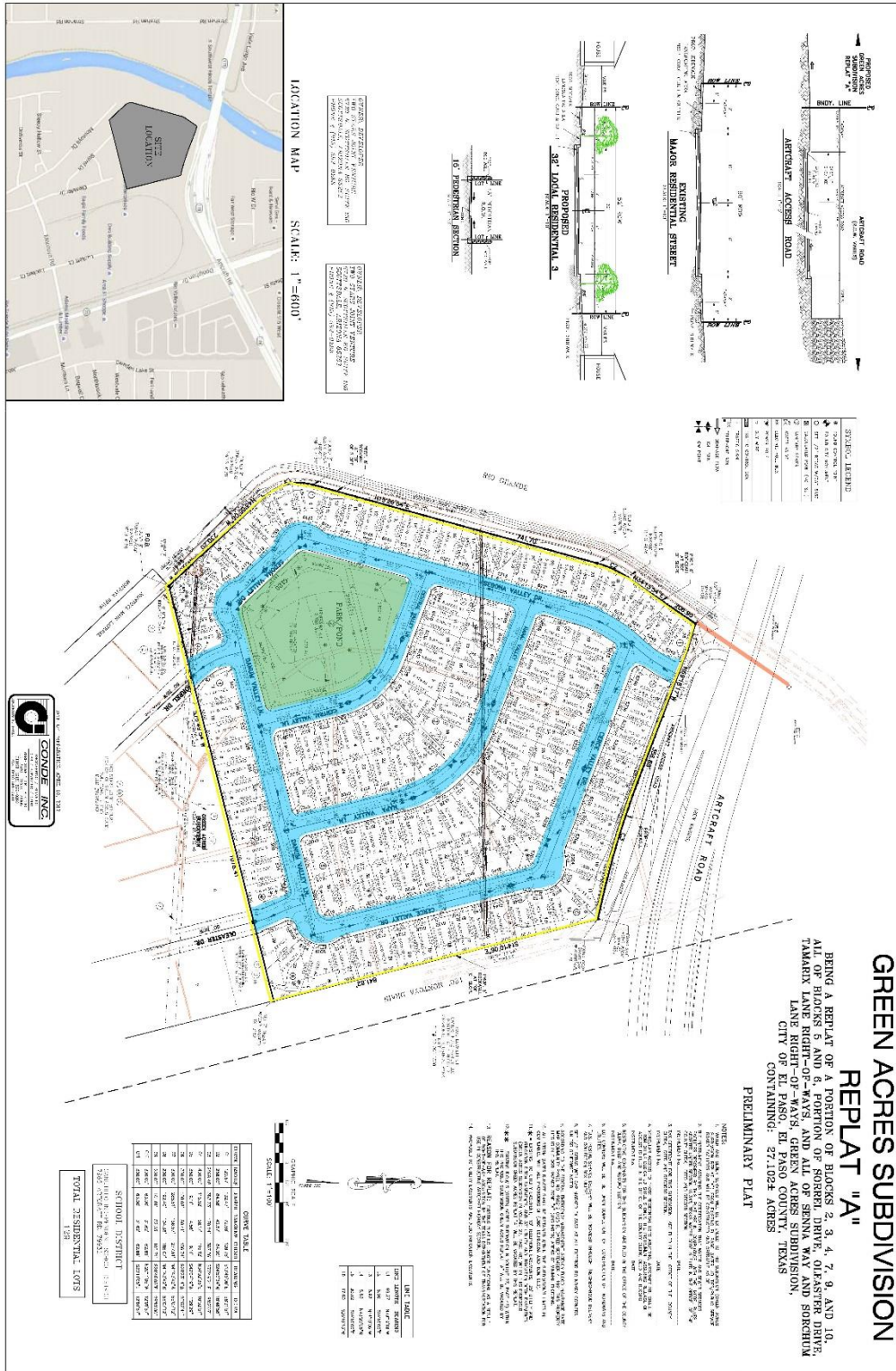
ATTACHMENTS:

1. Location map
2. Preliminary plat
3. Final plat
4. Exception request
5. Application
6. Department Comments

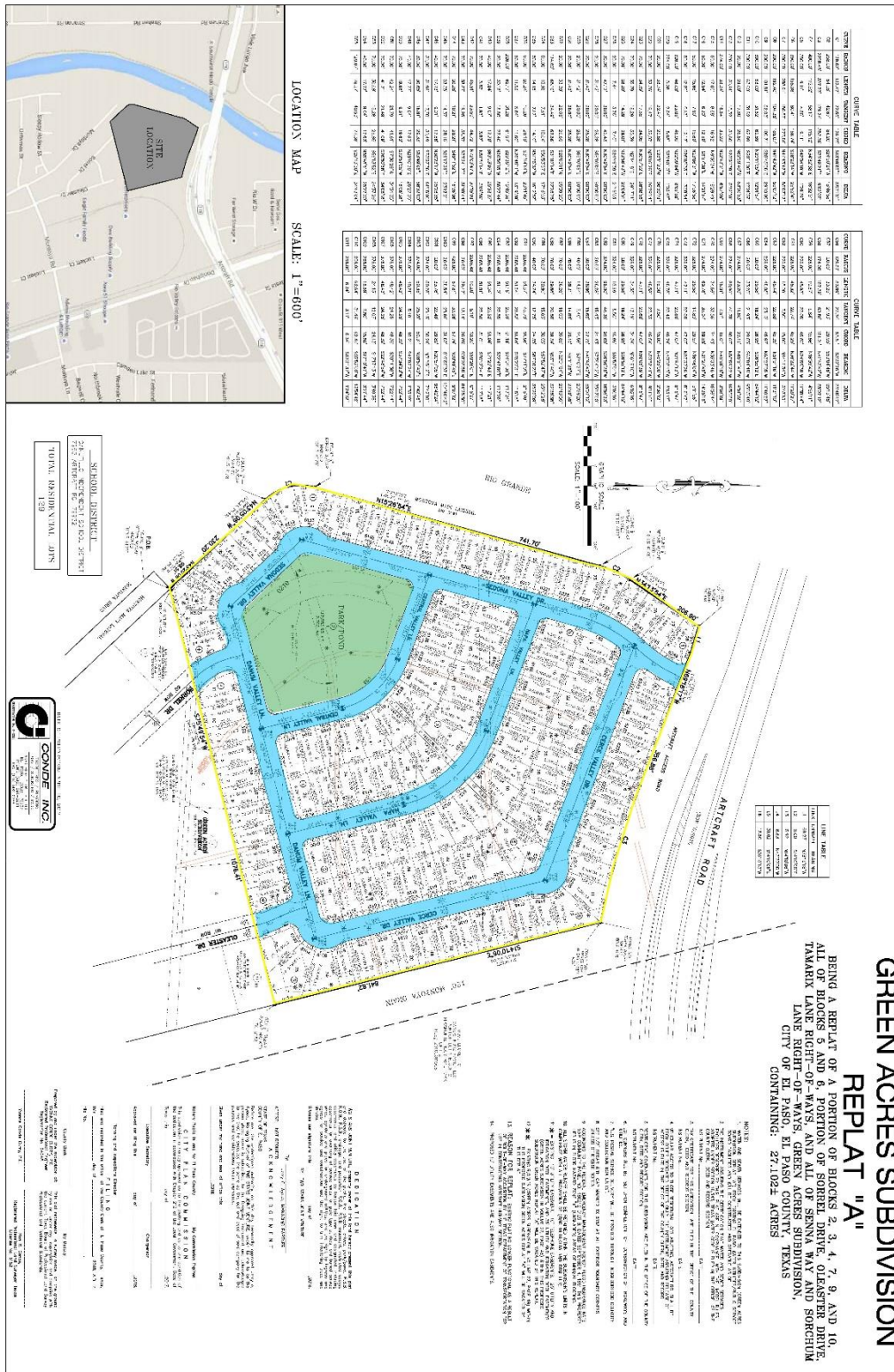
ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 3



ATTACHMENT 4



CONDE INC

April 2, 2018

City of El Paso
Planning & Inspections – Planning Division
801 Texas Avenue
City of El Paso, Texas 79901

Attention: **Rocio Alvarado**

Re: Green Acres Subdivision Replat "A"

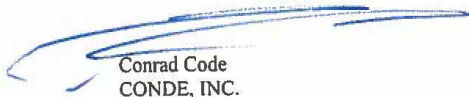
Dear Brenda,

As per your request, we are submitting a Request for Exception per Section 19.48 due to the requirements listed in Chapter 19- Location Map Scale, Section 19.15.080 Street Length (Block Perimeter) to include Block 1 and 6. Thus, per section 19.48, we are meeting the following conditions.

1. The circumstances causing the hardship do not similarly affect all or most properties in the vicinity of the applicants land;
2. The wavier or exception is necessary for the preservation and enjoyment of a substantial property right of the applicant;
3. Granting the waiver or exception will not be detrimental to the public health, safety or welfare, or injurious to other property within the area;
4. Granting the waiver or exception will not have the effect of preventing the orderly use and enjoyment of other land within the area in accordance with the provisions of this Chapter, or adversely affect the rights of owners or residents of surrounding property;
5. The hardship or inequity is not caused wholly or in substantial part by the applicant;
6. The request for a waiver or exception is not based exclusively on the applicant's desire for increased financial hardship; and
7. The degree of variation requested is the minimum amount necessary to meet the needs of applicant and to satisfy the standards in this section.

If you have any questions or comments on the above please let me know. Thank you for your time and consideration in this matter.

Sincerely,



Conrad Code
CONDE, INC.

ENGINEERING/PLANNING/SURVEYING

6060 SURETY DR., SUITE 100 / EL PASO, TEXAS 79905 / (915) 592-0283 / FAX (915) 592-0286

ATTACHMENT 5



CITY PLAN COMMISSION APPLICATION FOR RESUBDIVISION COMBINATION SUBDIVISION APPROVAL

C.O.D.

24
DATE: April 8, 2018

File No. SUSU18-00035

SUBDIVISION NAME: Green Acres Subdivision Replat "A"

1. Legal Description for the area included on this plat (Tract, Block, Grant, etc.)
Being a Replat of a Portion of Blocks 2, 3, 4, 7, 9, and 10 all of Blocks 5 and 6, Portion of Sorrel Drive, Oleaster Drive, Tamarix Lane Right-of-Ways, and all of Senna Way and Sorchum Lane Right-of-Ways, Green Acres Subdivision, City of El Paso, El Paso County, Texas
2. Proposed Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	18.976	129	Office		
Duplex			Street & Alley	5.420	1
Apartment			Ponding & Drainage		
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park	2.706	1			
School					
Commercial			Total No. Sites	131	
Industrial			Total Acres (Gross)	27.102	
3. What is existing zoning of the above described property? PR-1 Proposed zoning? n/a
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No
5. What type of utility easements are proposed? Underground Overhead Combination of Both X
6. What type of drainage is proposed? (If applicable, list more than one)
On site Ponding
7. Are special public improvements proposed in connection with the development? Yes No X
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes No X
If answer to is "Yes", please explain the nature of the modification or exception
9. Remarks and/or explanation of special circumstances:
10. Improvement Plans submitted? Yes No X
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes No X
If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 – Vested Rights

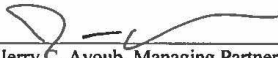
City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

12. Owner of record Two Stars Joint Venture 6720 N. Scottsdale Rd. Suite 130, Scottsdale, AZ 85253
(Name & Address) (Zip) (Phone)
13. Developer _____
(Name & Address) (Zip) (Phone)
14. Engineer CONDE, INC. 6080 Surety Drive, Ste. 100, El Paso, TX 79905 915-592-0283
(Name & Address) (Zip) (Phone)

**Effective September 1, 2014, a 3%
Technology fee has been added to all
Planning application fees.*

Two Stars Joint Venture

OWNER SIGNATURE: _____


Jerry C. Ayoub, Managing Partner

REPRESENTATIVE: _____


Conrad Conde

**NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT
REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS**

City Development Department
911 Texas | P.O. Box 1800 | El Paso, Texas 79901-1800 | (915) 312-0085

ATTACHMENT 6

PLANNING AND INSPECTION DEPARTMENT – PLANNING:

Developer/Engineer shall address the following comments:

- Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
- Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

PLANNING AND INSPECTION DEPARTMENT – LAND DEVELOPMENT:

We have reviewed subject plats and recommend **Approval**.

The Developer/Engineer shall address the following comments.

1. The Park-Pond design shall comply with Parks, PSB, and City Code guidelines at time of subdivision improvement plans design review. Failure to comply may require the applicant to seek re-approval of the plat from CPC.

CAPITAL IMPROVEMENTS DEPARTMENT – PARKS:

We have reviewed **Green Acres Subd. Replat "A"**, a resubdivision combination plat map and comments are provided herewith on behalf of CID Parks Planning Division for coordination with the Developer / Engineer.

Also, please note that this Subdivision is composed of **129** Single-family dwelling lots and applicant is proposing to dedicate a **2.706 Acre Park/Pond**; affirmative recommendation by the director of the Parks Department is subject to the following:

1. A minimum of 0.50 acres of flat area (at curb level elevation) needs to be provided which shall not be subject to periodic inundation (10 year storm frequency) for installation of minimum improvements as required per Section 19.20.050(B)
2. A minimum of 17' wide flat perimeter area needs to be provided all along the rim/ pond perimeter to accommodate a 5' parkway for street trees, a meandering 7' wide concrete sidewalk and a 5' planted buffer zone.
3. Proposed Pond area slope next to the flat area not subject to periodic inundation needs to be maximum 12% or 8.5(H):1(V) so as to not to trigger the DSC 6' high rock wall fencing requirement.
4. All other Pond area slopes not abutting the flat area not subject to periodic inundation need to be maximum 6(H):1(V) so as to not to trigger the DSC 6' high rock wall fencing requirement.
5. A 5' wide ADA "Pedestrian" access (concrete sidewalk) shall be provided from the top of the flat area not subject to periodic inundation to the bottom of the pond area with-out hand railing.
6. Pond depth needs to be 4 feet maximum or half the depth from proposed top of street pavement and existing top of ground water table elevation - Provide written depth confirmation by independent soils lab.
7. Usable park area at the bottom of the Pond shall be large enough for practice fields; no less than 35,000 Sq. Ft. or 0.80 acres.
8. A 15' wide concrete vehicular access ramp at maximum 12% slope shall be provided to the bottom of the Park / Pond area.

9. Park / Pond design concept also needs approval from City Flood Plain Administrator (Land Development Dept.) and EPWU Storm Water Division.
10. Provide 15' wide "Pedestrian Access" to the east & west sides of the development to provide access to the Montoya Main Lateral/River levee & the 120' Montoya Drain.
11. Covenants need to be provided restricting the use to a single family dwelling unit per lot since zoning allows for Multi-family.

Furthermore we offer the following **informational comments** to assist Applicant in the design of the new Park's construction drawings.

Please note that design layout (Concept & Final) need to be coordinated with Parks Department and/or department liaison/designee for review and approval and are to include at minimum the following improvements:

1. Refer to Chapter 19.20 – Parks and Open Space and the Park's Design & Construction Standards for Park Facilities as approved by Mayor and Council on January 08, 2013
2. Irrigation System must be designed to accommodate site static water pressure or a pump must be incorporated to accommodate design criteria.
3. Note for all park improvements (sidewalks, Ramps, etc.) and paved Hike/Bike trails (if applicable) to be compliant with required accessibility criteria as set forth in ADAAG & TAS standards as mandated by Federal and State Governments.
4. Project(s) must be coordinated with TDLR to insure compliance with TAS requirements to include inspection, and certificate of substantial completion;
Approval of the subdivision /park improvement plans is subject to applicant providing proof of the project registration number (PLD # by the State Agency).
5. No signs, fire hydrants, lights, NDCBU's, electrical/water boxes, telephone pedestals, no obstructions in general, shall be placed into proposed perimeter sidewalk, nor shall any utility conduits be placed along the park site – Any utilities with-in the parkway need to be underneath the proposed sidewalk and buried at 5' minimum cover.
6. Provide frontage lighting along adjacent Public Street rights of way. Engineer to coordinate with Parks Department and/or department liaison/designee, Planning and Inspections Engineering & Construction Management Division, SAM Dept., and E.P.E.Co., light poles type & conduit placement for perimeter lighting prior to street paving; perimeter street lighting shall be coordinated for light poles to be installed at max. 150' apart and/or at all street intersections along the park side and not along the residential side to prevent duplication of light poles.
7. Developer / Contractor shall obtain soil samples (taken from proposed park site location finished ground) & provide complete analysis report (textural, soils classification, minerals and nutrients availability, water infiltration/percolation, detailed salinity, & PH conductivity test) with recommendations for soils amendments and preparation to insure existing soil conditions are suitable for turf, shrubs, and tree growth; coordinate site visit with Parks staff for collection of soil samples.
8. Any unsuitable soil conditions shall be remedied to eliminate hard soils, stony soils, high caliche soils, clay soils and contaminated soils to a minimum depth of 12 inches and by shattering, in two directions, of hard pan caliche, clay soils, rocks to a depth of 36 inches below finished grade as required for proper planting as per Park's Design & Construction Standards for Park Facilities approved on 01/08/2013
9. Any unsuitable soil materials not approved by Parks Department and/or department liaison/designee are to be removed, disposed-off, and replaced with top soil to a minimum depth of 12 inches.
10. Any sloped areas (if flatter areas are not feasible) along park's frontages shall be at the max. 1 vertical : 20 horizontal (5%) or as determined according to the park improvements plan review.
11. Provide adequate cross-sections enough to better understand the finished improvements.
12. Grading and drainage plan for the site, to be reviewed and approved by Parks Department and/or department liaison/designee.

13. Developer / Contractor are required to obtain irrigation, building, electrical, and any other required permit(s) from Planning & Inspections One Stop Shop City Development Division.
14. At minimum, a 7' wide concrete sidewalk is required all along the park's frontage unless a Trail is required, then current Park Design Standards for Park Facilities shall apply.
15. Provide an age appropriate 2-5 or 5-12 years old play structure from approved vendors or approved alternative equipment/amenities as applicable.
16. Provide shaded picnic tables and or benches and trash cans on concrete pads as applicable.
17. Street trees shall be provided along the parkway spaced at maximum 20' on center.
18. Construction of Park improvements need to be coordinated and inspected by Parks Department and/or department liaison/designee.
19. Park Site acceptance is contingent upon completion of all street improvements abutting the park.

This subdivision is located with-in "Park Zone": **NW-8**

Nearest Park: **Little River Park**

If density/acreage is increased /decreased or the property zoning /use changes, then "Parkland / fees" will be re-assessed based on applicable conditions.

El Paso County Water Improvement District No. 1

We have met with the City and asked them not to approve any subdivisions for platting that are in EPCWID's boundary until EPCWID has reviewed them and commented for various reasons. For one, if subdivision is platted without irrigation easements for irrigation water to be conveyed to subdivision, then land owners will not be able to utilize irrigation water from EPCWID's facilities and be irate with having to pay taxes and yet not be able receive water.

EPCWID will review and provide comments upon receiving developer's application and submittal of irrigable land exhibit.

EL PASO WATER:

No comments received

EL PASO ELECTRIC COMPANY:

No comments received

Central Appraisal District:

No objections

SUN METRO:

No objections

911:

No objections